

TRANSFER  
TAX  
PAID

Doc # 2005000154  
Book 8261 Page 0233

39-49

**WARRANTY DEED**  
Maine Statutory Short Form

**Know all Persons by these Presents,**

**That I, Raymond J. Veilleux, Trustee of The Veilleux Family Trust under Trust Agreement dated October 15, 1998, a Maine Trust, of Waterville, State of Maine,**  
for consideration paid, grant to:

**Marc R. Leighton and Michelle R. Leighton, as joint tenants**  
of Waterville, County of Kennebec, and State of Maine, whose mailing address is:  
145 Water Street, Waterville, Maine, 04903, with **warranty covenants**, the land in  
Waterville, County of Kennebec, and State of Maine, described as follows:

A certain lot or parcel of land, together with any buildings and improvements thereon, situated in the Town of Waterville, County of Kennebec, and State of Maine being more particularly described in Exhibit A attached hereto and made a part hereof.

Witness my hand and seal this 30th day of December, 2004.

**Signed, Sealed and Delivered  
in the presence of**



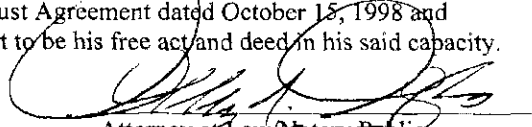
**Veilleux Family Trust under Trust  
Agreement dated October 15, 1998**

By:   
**Raymond J. Veilleux, Trustee**

**State of Maine, County of Kennebec ss.**

**December 30, 2004**

Then personally appeared before me the above named Raymond J. Veilleux, Trustee of The Veilleux Family Trust under Trust Agreement dated October 15, 1998 and acknowledged the foregoing instrument to be his free act and deed in his said capacity.



Attorney at Law/~~Notary Public~~

Printed Name Danette S. Douglas

②  
M/QUICKS AND CO.

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**EXHIBIT A**  
**145 WATER STREET**  
**WATERVILLE, MAINE**

A certain lot or parcel of land, together with the buildings and improvements thereon, situated in the City of Waterville, County of Kennebec and State of Maine, and as shown on a certain plan entitled "Property Survey of 145 Water Street -- Raymond F. Vigue (Veilleux) dated October, 1964" made by R. Fallon and E. Cooper and recorded in the Kennebec County Registry of Deeds in Plan Book 30, Page 10, said lot or parcel of land being described as follows, to wit:

Beginning at a survey marker in the southerly line of Ling Street, so-called, said point being the southeasterly corner of land now or formerly owned by Ernest P. Boulette; thence S 57° 43' E along the southerly line of said King Street, a distance of one hundred fifteen and no one hundredths feet (115.00') to an iron pipe, said pipe being at the intersection of the southerly line of said King Street and the westerly line of Water Street, so-called; thence S 44° 45' W along the westerly line of Water Street a distance of eighty-five and no one hundredths feet (85.00') to an iron pin, said iron pin being the northeasterly corner of land now or formerly owned by Jean Paul Poulin et al.; thence N 58° 21' 52" W along the easterly line of land now or formerly owned by said Jean Paul Poulin et al. a distance of one hundred two and twenty-seven hundredths feet (102.27') to an iron pin; thence N 36° 06' E along the southerly line of land now or formerly owned by said Ernest P. Boulette a distance of eighty-four and thirty-three one hundredths feet (84.33') to a survey marker, said survey marker being the point of beginning.

Excepting and reserving however from the premises described in said Deed from said Eugene Bolduc to Corinne R. Bolduc dated December 12, 1939 and recorded in the Kennebec County Registry of Deeds in Book 764, Page 139, two (2) conveyances by Augustus Carey, a predecessor in title under and by virtue of the following two deeds: One thereof to Peter E. Carey dated September 21, 1920 and recorded as aforesaid in Deed Book 585, Page 556; and the other thereof to William A. Jones dated November 5, 1920 and recorded as aforesaid in Deed Book 589, Page 463; said Augustus Carey having acquired the aforesaid premises under and by virtue of the following two deeds: one thereof from Christopher C. Coro dated April 5, 1918 and recorded as aforesaid in Deed Book 567, Page 242; and the other thereof dated August 28, 1920 and recorded as aforesaid in Deed Book 589, Page 400 from Frazier Gilman.

Being the same premises conveyed by deed from Raymond F. Vigue, also known as Raymond F. Veilleux to Raymond J. Veilleux as Trustee of the Veilleux Family Trust under Trust Agreement dated October 15, 1998, said deed being dated October 15, 1998 and recorded in the Kennebec County Registry of Deeds in Book 5918, Page 209.

Received Kennebec SS.  
01/03/2005 1:39PM  
# Pages 2 Attest:  
BEVERLY AUSTIN-HATHEWAY  
REGISTER OF DEEDS

145 Water Street  
Waterville, ME 05671  
01/03/2005